

LOT 75
IN OR 2015/551
MARSH CREEK VILLAGE 1 PB 4/18

WYBLE GERALD E JR & KIMBERLY B
22 BELTED KINGFISHER
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1300-0075-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100	1,421	203,482
BAS	104	100	104	14,892
BAS	272	100	272	38,950
FGR	438	55	241	34,510
FOP	52	30	16	2,291
FUS	1,218	100	1,218	174,413
UST	15	45	7	1,002

TOTALS	3,520		3,279	469,539
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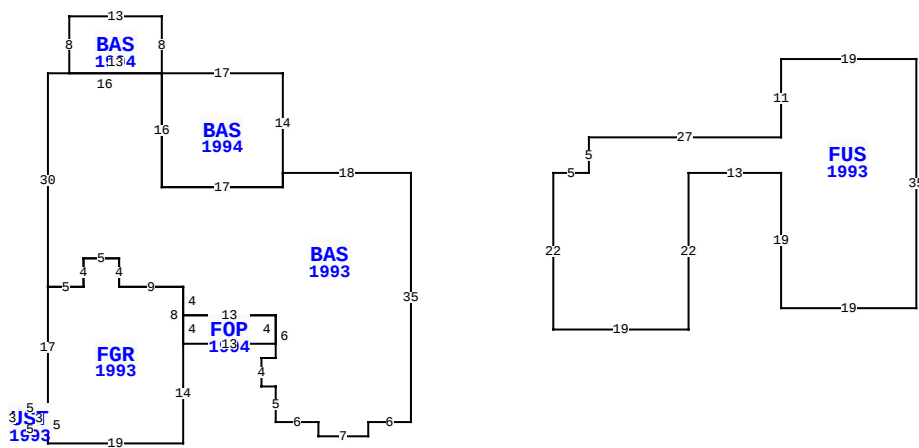
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	100	1986	1986	3	60	1,200	
2	0850	PEBBLE WLK	0	100	0	0		656.00	SF 3.50	100	1986	1986	3	49.5	1,137	
3	1242	WD DECK A	0	100	0	0		166.00	SF 10.00	100	1986	1986	3	20	332	
4	0850	PEBBLE WLK	0	100	0	0		72.00	SF 3.50	100	1986	1986	3	49.5	125	
5	1126	CB/STC 8"	0	100	0	0		96.00	SF 8.00	100	1986	1986	3	49.5	380	
6	1242	WD DECK A	0	100	0	0		86.00	SF 10.00	100	1986	1986	3	20	172	
7	0446	BOX FNC 6'	0	100	0	0		12.00	LF 20.00	100	1986	1986	3	20	48	
8	0850	PEBBLE WLK	0	100	0	0		213.00	SF 3.50	100	1986	1986	3	49.5	369	
9	1126	CB/STC 8"	0	100	0	0		148.00	SF 8.00	100	1986	1986	3	49.5	586	

LAND DESCRIPTION																
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,279	113.9880	170.98	560,643	1986	1986	0	0	0	16.25	83.75	
1 SFR CUST - 100% - 2020					Heated Area: 3015					HX Base Yr 2020			



22 BELTED KINGFISHER, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/14/2024 MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION BY				STANDARD	
Tax Group: 5		Tax Dist:			
BUILDING MARKET VALUE				469,539	
TOTAL MARKET OB/XF VALUE				4,349	
TOTAL LAND VALUE - MARKET				500,000	
TOTAL MARKET VALUE				973,888	
SOH/AGL Deduction				436,586	
ASSESSED VALUE				537,302	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				487,302	
TOTAL JUST VALUE				973,888	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				901,911	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804746	ADDITION	14,000	03/01/1998
B9401286	REMODEL	30,682	08/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2015/0551	11/20/2015	WD	Q	I	01	510,000	
GRANTOR: 1998 ADELE F AGIN RES							
GRANTEE: WYBLE GERALD EDMUND							
0852/1046	10/15/1998	WD	U	I	01	100	
GRANTOR: AGIN ADELE F							
GRANTEE: AGIN NORMAN I TRUST							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W18 BAS=[YR=1994] N14 W17 BAS=[YR=1994] N8 W13 S8 E13\$ S16 E17 N2\$ S2 W17 N16 W16 S30 FGR=[YR=1993] S17 UST=[YR=1993] W5 S3 E5 N3\$ S5 E19 N14 FOP=[YR=1994] E13 N4 W13 S4\$ N8 W9 N4 W5 S4 W5\$ E5 N4 E5 S4 E9 S4 E13 S6 W2 S4 E2 S5 E6 S2 E7 N2 E6 N35\$ PTR=E20 FUS=[YR=1993] E5 N5 E27 N11 E19 S35 W19 N19 W13 S22 W19 N22\$ W20\$.																